

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ORLANDO AVE, ARLINGTON

OWNERSHIP

Unit #:					
Owner 1:	NEU DOUGLAS B & JULIE B				
Owner 2:					
Owner 3:					
Street 1:	11 ORLANDO AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	TKS REALTY LLC -		
Owner 2:	-		
Street 1:	24 FOXMEADOW LANE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2416 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land
101	One Family		8983		Sq. Ft.	Site

Total AC/HA:	0.20622	Total SF/SM:	8983	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,643	Spl Credit		Total:	482,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8983.000	500,900		482,600	983,500		42992
							GIS Ref
							GIS Ref
							Insp Date
							10/12/18
Total Card	0.206	500,900		482,600	983,500	Entered Lot Size	
Total Parcel	0.206	500,900		482,600	983,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	407.08	/Parcel:	407.08	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	500,900	0	8,983.	482,600	983,500		Year end	12/23/2021
2021	101	FV	486,900	0	8,983.	482,600	969,500		Year End Roll	12/10/2020
2020	101	FV	487,000	0	8,983.	482,600	969,600	969,600	Year End Roll	12/18/2019
2019	101	FV	333,600	0	8,983.	448,200	781,800	781,800	Year End Roll	1/3/2019
2018	101	FV	333,600	0	8,983.	448,200	781,800	781,800	Year End Roll	12/20/2017
2017	101	FV	333,600	0	8,983.	393,000	726,600	726,600	Year End Roll	1/3/2017
2016	101	FV	333,600	0	8,983.	358,500	692,100	692,100	Year End	1/4/2016
2015	101	FV	172,900	0	8,983.	317,200	490,100	490,100	Year End Roll	12/11/2014

Parcel ID 067.0-0004-0011.0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TKS REALTY LLC,	64666-283		12/16/2014		920,000	No	No		
RABBITT MARY J,	63699-86		6/3/2014	Change>Sale	457,500	No	No		
	12026-593		7/1/1971		29,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2015	1533	Solar Pa	88,400					
9/11/2014	1179	Heat App	8,000		9/11/2014			Install new HVAC d
8/18/2014	1025	Manual	137,500					
7/10/2014	807	Alterati	7,500					
6/23/2014	720	Demoliti	2,500					
7/21/2011	720	Re-Roof	9,810					
7/9/1998	448	Manual	5,200					REPLACEMENT WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Meas/Inspect	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
7/22/2014	Info Fm Prmt	PC	PHIL C
7/1/2014	Info Fm Prmt	PC	PHIL C
1/20/2009	Meas/Inspect	345	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	42992
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	02:41:21

LAST REV

Date	Time
08/12/19	13:48:59
apro	
5740	

